

Cottenham Village Design Group

Planning application comments

S/2119/03/F

25 Corbett Street, Cottenham - garage roof and shed

We have no comment on this application.

S/2164/03/F

Willow Grange, Ely Road, Cottenham - clay shooting, continuation

We have no comment on this application.

S/2183/03/F

47 High Street, Cottenham - extension

We support many aspects of this application, including the reinstatement of sash windows, selection of an alternative front door and the use of appropriate materials. However, we do feel that the insertion of rooflights into the front elevation is visually inappropriate and detrimental to the character of the conservation area, where these are rarely found. Additional natural light could be achieved by increasing the glass area at the rear.

'Use good quality materials appropriate to Cottenham.' (Cottenham Village Design Statement p.23)

S/2198/03/F

R/O and Adj 31 Denmark Road, Cottenham - house

The Design Statement supports the development of appropriate infill sites. This development is within the Conservation Area and we would therefore expect a high standard of design using locally appropriate materials, details and forms. This design is acceptable in this case.

The car park behind the Co-operative store is a useful amenity for village residents. Access is currently difficult, down a long, narrow and uneven lane and the area as a whole is untidy, poorly surfaced, drained and lit. We feel that this development may present a good opportunity to improve the access to and appearance of this run-down part of the conservation area.

'Encouragement will be given to well-designed buildings on appropriate infill plots.' (Cottenham Village Design Statement p.22)

'avoid pattern-book designs ... Respect local characteristics ... Refer to local building forms and proportion ... Use good quality materials appropriate to Cottenham.' (Design Statement p.23)

S/2227/03/LB

S/2228/03/F

28 High Street, Cottenham - garage & garden room, demolition existing

We have no comment on this application.

S/2229/03/F

Primrose Meadow, Cow Lane, Rampton – siting of 8 caravans for Gypsy Families

The Design Group strongly objects to this application.

We are concerned by the large number of applications of this type submitted recently and the cumulative effect these could have on the characteristic Fen-edge landscape of this area. This development site is close to footpaths and bridleways, from which wide views and open spaces can currently be enjoyed. The area is considered an amenity for the people of Cottenham that would be severely damaged by such a development.

We note that developments of this type do not conform to the essentially nuclear settlement pattern established within the parish and are likely to integrate poorly with the existing village and its facilities. In addition, we do not believe that caravans and mobile homes fulfil the high architectural standards and respect for locally distinctive building forms and materials which the Design Statement promotes.

'This is a landscape of wide views and open spaces' (Cottenham Village Design Statement p.10)

'New developments on the village edge should give high priority to landscape design, to protect and enhance the external view of the village' (Design Statement p.9)

'Settlement patterns are key to the distinctive nature of the village. New developments need to be integrated with the village and form part of a linked overall pattern.' (Design Statement p.12)

'Buildings ... should acknowledge their Cottenham context. Refer to local settlement patterns in layout. Respect local characteristics and context of the particular site. Refer to local building forms and proportion. Use good quality materials appropriate to Cottenham' (Design Statement p.23)

S/2230/03/F

Moor Drove, Cottenham Road, Histon - siting of 6 caravans, mobiles and day rooms & access

The Design Group strongly objects to this application.

We are concerned by the large number of applications of this type submitted recently and the cumulative effect these could have on the characteristic Fen-edge landscape of this area. This development could be visible from significant parts of Cottenham Parish and might impact the views currently enjoyed. This application site also sits in the Cambridge Green belt; any development here should be avoided, as this would accelerate the undesirable coalescence of Cottenham with Histon.

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the high architectural standards and respect for locally distinctive building forms and materials which the Design Statement promotes.

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Applications viewed by Steven Poole and John Williams.